

**BOARDED BUILDINGS
PS & RS SUMMARY SHEET**

PS & RS Committee Date: APRIL 9, 2003 (2:00 p.m.)

Subject Property Address: 3344 Clinton Avenue South **Ward:** 8

Owner(s) of Record: Crystal Buckhalton **Taxpayer of Record:** Orville J. Shannon

Neighborhood Assn: Central Neighborhood Improvement Assn.
Art Erickson, Board President---310 E. 38th St. Suite 223 Mpls 55405

General Property Information: **Lot Size:** 45 x 125 **Number of Units:** 1

Building Age: 93 years **Year Built:** 1910 **Zoning:** R1A **Number of Stories:** 1.7

Comprehensive Land Use: Low Density Residential – No special/combined uses exist
per Neil Anderson, Zoning/Planning
Historic Significance: Property does not appear to be a historic resource. No adverse effect if
removed. per Greg Mathis, Zoning/Planning

Housing Needs/Vacancy Rate: n/a...Single Family n/a...Multi Family
per Fred Neet, Zoning/Planning

Conditional uses or variances: No special council permits, conditional uses or variances.
per Steve Poor, Zoning/Planning

History of Neglect: Refer to data in file "History by Address"

Initial Board Date: 8/29/2001 **Number of Notices:** 2 **Boardings:** none **Fire:** Yes

Neighborhood Assn: We received written request: Yes ☒ No
We received response to Impact Statement: Yes ☒ No
Neigh. Impact Response –Total Sent: 40 **Rehab:** 1 **Demo:** 4 **Don't Know:**

Owner gave auth to demo: Yes ☒ No **Submitted written rehab statement:** Yes ☒ No

Estimated Cost to Rehab: \$157,000. to \$202,000.

After Rehab Market Value: \$185,000.

Estimated Cost to Demo: \$14,000.

Inspections Division: Recommends Demolition

Comment: Fire, water and smoke damaged since August 2001 – needs interior gut, mold removal and new systems installed. Major rehab to save structure. Water-soaked and neglected. Is open to the elements.

MCDA: Recommends Demolition

Comment: Given the severe damage, I believe that rebuilding costs will run to the high side to \$200,000. And when the costs of assembly are added to the total development, cost would be substantially greater than value.

Rehab funds -- ☒ are ☐ are not available. ☒ Is ☐ Is Not in CDBG area

Penalty for removal \$700.00 fine and/or 90 days imprisonment

**City of Minneapolis
INSPECTIONS DIVISION**

**Placard of
CONDEMNATION**

In accordance with Chapter 244, Section 244.1460
and/or Chapter 249 of the Housing Maintenance Code
of the City of Minneapolis, the premises, building and
structure hereon located at _____

3344 Clinton Ave are hereby
condemned, because of Boarded Building

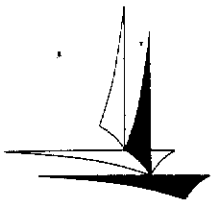
_____. In accordance with
Section 244.1450 of the Housing Maintenance Code of
the City of Minneapolis, this building and premises
must be vacated by Vacant.

Date Placard Posted: 30-Oct-01

Housing Inspector's Phone: (612) 685-8497

*RF 101-014158
J. J. [signature]*





Minneapolis
City of Lakes

**Operations & Regulatory
Services**

John A. Bergquist
Assistant City Coordinator

Inspections Division
Merwyn Larson, P.E., Director

**Construction Inspection
Services**
Connie Fournier, Deputy Director

Development Review Services
Bradley J. Thorson, Deputy Director

Housing Inspection Services
JoAnn Velde, Deputy Director

250 South 4th Street - Room 300
Minneapolis, MN 55415-1316

Office 612 673-5800
Fax 612 673-5819
TTY 612 673-3300

Robert Lilligren
Council Member, Ward 8
307 City Hall
350 South Fifth Street
Minneapolis, Minnesota 55415

March 14, 2003

RE: 3344 Clinton Ave South

Dear Council Member Lilligren:

This letter is to notify you that the building located at **3344 Clinton Avenue South**, in your ward is due for a **Public Safety and Regulatory Services Committee** meeting on Wednesday, April 9, 2003 at 2:00 p.m. in Room 317 of City Hall

We hereby request your confirmation that this building is a public nuisance so we can proceed to request the Public Safety and Regulatory Services Committee to concur in our recommendation to eliminate the nuisance by rehabilitation or demolition of said structure.

Thank you.

YES X

NO _____

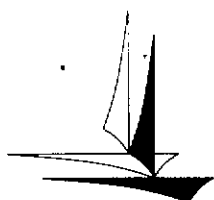
Robert W. Lilligren 3/18/03
Signature Date

Sincerely,

Craig Eliason

Craig Eliason
District Supervisor, Housing Inspections Services
673-5851

CE/ch



Minneapolis
City of Lakes

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MARCH 20, 2003

250 South 4th Street - Room 300
Minneapolis, MN 55415-1316

Office 612 673-5800
Fax 612 673-5819
TTY 612 673-3300

The Honorable Dan Niziolek, Chair
Public Safety and Regulatory Services Committee
Room 307, City Hall
Minneapolis, Minnesota 55415

RE: 3344 Clinton Avenue South

In accordance with the Provisions of Chapter 249 of the Minneapolis Code of Ordinances, the aforementioned building located in the City of Minneapolis, constitutes a nuisance condition, and the Director of Inspections recommends that such a nuisance condition be abated by **demolition** of the building as provided in Chapter 249.


Address:	3344 Clinton Avenue South	Ward	8
Legal Description:	Lot 6 - Block 13 Wolvertons Addition to Minneapolis		
Building Type:	Single Family	Dwelling Unit Number:	1
Number of stories:	1.7	Square Footage	
Council Member of the Ward Been Notified?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Council Member of the Ward Approves Demolition	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

RECOMMENDATION:

The City Coordinator, Assistant City Coordinator, Director of Inspections, Deputy Director of Housing Inspection Services and District Supervisor of Housing Inspection Services recommends that the City Council approve the **demolition** of the above referenced building, thereby eliminating the nuisance condition.

Sincerely,


JoAnn Velde, Deputy Director, Housing Inspection Services


Craig Eliason, District Supervisor, Housing Inspection services

Report Prepared By **James Edin**
Inspector, Hazardous/Boarded Buildings
Phone: **673-5828**

BOARDED BUILDINGS
MCDA REPORT – CHAPTER 249 FINDINGS

INSP. USE ONLY
 Sent: 3/12/03
 Returned: _____

Pursuant to Section 249.40 of the Minneapolis Code of Ordinances, MCDA submits the following information for the City Council's consideration at the public hearing regarding alleged nuisance conditions at: 3344 CLINTON AVE

PS & RS HEARING SCHEDULED FOR APRIL 9TH, 2003
 RETURN TO: Public Service Center, Attn: Boarded Bldgs – 250 South 4th St. Minneapolis MN 55415
 no later than: _____

TO BE COMPLETED BY INSPECTIONS		
Zoning: <u>R1A</u>	Number of Units: <u>1</u>	Number of Baths: <u>1</u>
Lot Size: <u>45x125</u>	Number of Stories: <u>1.7</u>	Heating Type: HEAT <u>H2O</u>
Building Age: <u>93 YRS</u>	Number of Rooms: <u>8</u>	Foundation Type: <u>BLOCK</u>
Gross Living Area: <u>1092</u>	Number of Bedrooms: _____	
Foundation Size: <input checked="" type="checkbox"/> Full <input type="checkbox"/> Partial <input type="checkbox"/> Crawl Space		
Car Storage: <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Car Port <input type="checkbox"/> Parking Pad <input type="checkbox"/> None		
Estimated Cost of Demolition: <u>\$14,000</u>		
Estimated Cost of Code Compliance Rehabilitation: <u>157,000 - 202,000</u>		
Comments: <u>FIRE, WATER, SMOKE DAMAGED SINCE AUG 01 - NEEDS INTERIOR GUT, MOLD REMOVAL & NEW SYSTEMS INSTALLED. MAJOR REPAIR TO SAVE STRUCTURE. WATER SOAKED & NEGLECTED; OPEN TO ELEMENTS.</u>		
Recommendation: <input type="checkbox"/> Rehabilitation <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Other _____		
Signature: <u>James W. Edin</u>		Date: <u>3/12/03</u>

TO BE COMPLETED BY MCDA	
After Rehab. Market Value: <u>\$185,000 LNF</u>	
Availability of Rehab. Funds: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
CDBG Designated Area: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Recommendation: <input type="checkbox"/> Rehabilitation <input checked="" type="checkbox"/> Demolition	
Comments: <u>Giving the severe damage I believe that rebuilding costs will run to the high side (approx) and unless the costs of assembly are added the total development cost would be substantially greater than value</u>	
Signature: <u>[Signature]</u>	Date: <u>3/21/03</u>

3344 Clinton Ave:

The building is fire, smoke and water damaged and has sat vacant since a fire destroyed most of the interior on or about August 22, 2001. An inspection on 2/12/02 did not reveal any evidence of freeze protection for the boiler, water systems or fixtures. The interior of the structure is water soaked and moldy. The lath and plaster walls were subjected to numerous freeze thaw cycles.

Renovation to minimum standards must include gutting wall, ceilings and floors and replacement of all window units. The plumbing, mechanical, electrical and structural systems must be renovated to minimum standards. Asbestos removal is highly probable due to age and condition of material observed. Renovation would include reconfiguration and replacement of the fire damaged structural members. The roof is in need of tear off and replacement, flashing must be installed per minimum code.

This project would be a total 'gut rehab' with all surfaces in need of treatment to complete the project.

Major renovation is necessary to return the property to habitable condition.

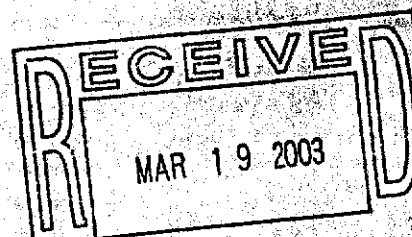
It would be safe to assume rehab costs exceeding \$125.00 per square foot.

Rehab Estimate
3344 Clinton Ave

1.) Site clean-up remove fire debris and graffiti	3500 - 4500
2.) Landscape site to provide positive drainage	1800 - 2500
3.) Remove Scrub tree by garage	800 - 1200
4.) Tear off & re roof provide proper flashing	13000 - 15000
5.) Scrape paint and repair exterior detail	10000 - 14000
6.) Rebuild north dormer, repair fire damage	12000 - 16000
7.) Gut interior, treat for mold & mildew	18000 - 25000
8.) Replace kitchen medium grade	16000 - 18000
9.) Replace bathroom, medium grade	9000 - 12000
10.) Electrical to code	5500 - 7500
11.) Heating, H2O & Waste/ Vent	14000 - 16000
12.) Insulation	3000 - 5500
13.) Window budget vinyl replacements	9000 - 11000
14.) Doors	3600 - 4200
15.) Carpentry	12000 - 16000
16.) Rock and Tape	6500 - 8500
17.) Asbestos Removal	3500 - 4200
18.) Garage repairs, siding, roof, door	1800 - 2500
 Subtotal	 143000 - 183600
 10% Contingency	 14300 - 18360
 Project Total	 157300 - 201960

BOARDED BUILDINGS**NEIGHBORHOOD IMPACT STATEMENT**

INSP. USE ONLY
SENT: 3-13-2003
RETURNED:

**DEAR NEIGHBOR:**

PLEASE BE ADVISED that the Minneapolis City Council, Public Safety & Regulatory Services Committee, will hold a public hearing pursuant to Minneapolis Code of Ordinances Chapter 249 to consider alleged nuisance conditions at the neighboring property located at

3344 CLINTON AVENUE SOUTH

The hearing will be at 2:00 P.M. on WEDNESDAY, APRIL 9, 2003 in Room 317,
City Hall, 350 South 5th Street, Minneapolis, Minnesota 55415.

You have the right to present testimony related to the alleged nuisance at the public hearing. In the alternative, you may submit the following neighborhood impact statement.

Please answer all questions to the best of your knowledge and **RETURN THE FORM NO LATER THAN WEDNESDAY, MARCH 26, 2003** to:

Public Service Center
Inspections Division
ATTN: Boarded/Hazardous Buildings
250 South 4th Street, Room 300
Minneapolis MN 55415

A. The subject property has had a ☐ Positive ☒ Negative ☐ No Impact

B. The subject property should be: ☐ Rehabilitated ☒ Demolished

C. Comment: a single family home would be appropriate

C. Does this property fit the housing needs of the neighborhood? ☐ Yes ☒ No

B. Comment: It is a haven for criminal activity

Gloria M. Hayes
Signature

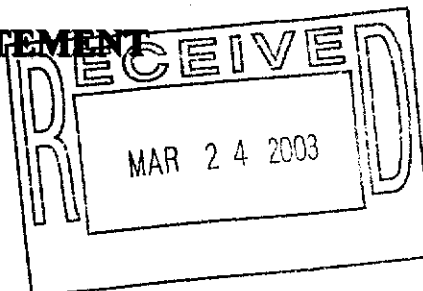
March 15, 2003
Date

250 SOUTH 4TH STREET ROOM 300
MINNEAPOLIS, MINNESOTA 55415
INSPECTIONS DIVISION
PUBLIC SERVICE CENTER

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B. The subject property should be:	<input checked="" type="checkbox"/> Rehabilitated		<input type="checkbox"/> Demolished
Comment: _____			
C. Does this property fit the housing needs of the neighborhood?	<input checked="" type="checkbox"/> Yes		<input type="checkbox"/> No
Comment: _____			

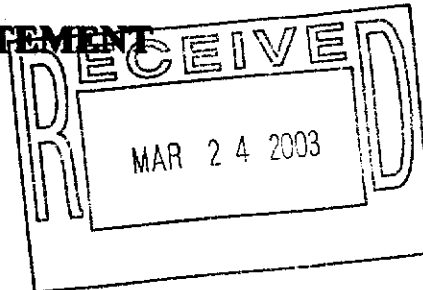
Michael R. Murely
Signature

3/16/03
Date

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Comment: _____

C. Does this property fit the housing needs of the neighborhood? ☒ Yes ☐ No

Comment: _____

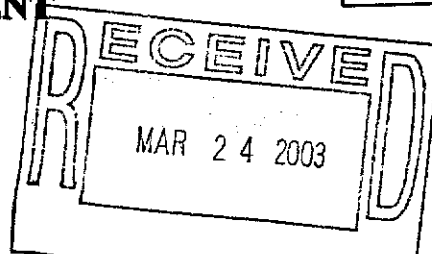
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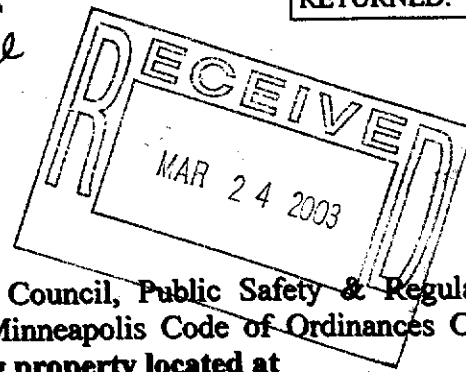
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Inspections Division
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250 South 4th Street, Room 300
Minneapolis MN 55415

A. The subject property has had a	<input type="checkbox"/> Positive	<input checked="" type="checkbox"/> Negative	<input type="checkbox"/> No Impact
B. The subject property should be:	<input type="checkbox"/> Rehabilitated	<input checked="" type="checkbox"/> Demolished	
Comment:	<u>① To often used by gangs and drug dealers & users</u> <u>② Property not maintained at all - Creates an eyesore</u>		
C. Does this property fit the housing needs of the neighborhood?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Comment:	<u>Do Not Let This Nuisance Property Sit In It's</u> <u>Current State For Years As You Have Done With Properties</u> <u>In The Past On This Block. TAKE ACTION NOW!</u>		
Signature	<u>Ben Maurer</u>		
Date	<u>3/18/03</u>		

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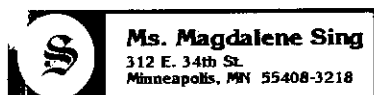
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Comment: _____			
C. Does this property fit the housing needs of the neighborhood?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Comment: _____			

Signature Shore, LLC

Date 3-18-2003

Extensive fire damage has greatly affected the stability of this structure together with two years of rain, freezing and thawing. The clapboard siding is extremely dry and rotted in areas which serves as a tinderbox for fire.

New market rate construction would be an asset to the neighborhood and to me as I am located just south of the house.



Public Service Center
Inspections Division
attn: Boarded/Hazardous Building
250 South Fourth Street, Room
Minneapolis, MN.

55413+1336 55415